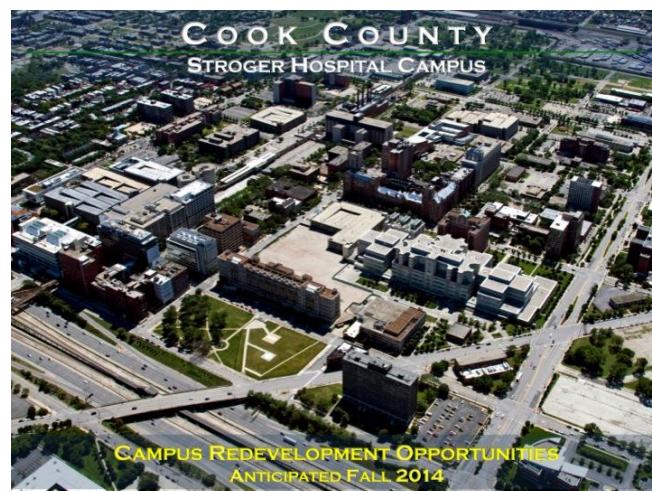


## **Development RFP Status**

The Strategic Campus Development Plan set forth a framework for redevelopment opportunities for both Core Medical Needs and Market Rate potential to be realized through two separate Request for Proposals (RFP) processes. Both RFPs will utilize a two-part RFP process. The Part One Submittal will ask for team composition, qualifications/experience and initial assessment and approach to the program, followed by a Part Two Submittal to include a more detailed development program, implementation process, conceptual approach/design and initial cost proposal and economics.



## **Core Medical RFP**

CCHHS and the County issued the Core Medical RFP on **November 24, 2014** to solicit a development partner in the programming, design and facility management of a future clinic/office building(s). The RFP outlines a phase one “baseline scenario” to replace the essential components of the current Fantus Outpatient Clinic, relocate the administrative and clinical office space currently housed in the Polk Building and elsewhere on campus, possibly redeploy limited underutilized space in Stroger Hospital if needed, and provide clarity for vehicular access through a separation of the emergency and main visitor entries and driveways.

### **Key Milestones:**

- Pre-Submittal Meeting & Site Tour
- Part One RFP Submission Deadline
- Part Two Shortlist Selection
- Part Two RFP Due Date
- Owners’ Development Partner Negotiation & Selection

December 16, 2014

February 9, 2015

March 18, 2015

May 11, 2015

anticipated July 2015

## **Market Rate RFP**

The remaining land including the Old Cook County Hospital building, the land both to the north (Pasteur Park) and south (current parking lot), the setbacks parcel in front of the current garage and the Hektoen/Durand parcel will be offered in the Market Rate RFP anticipated to be released **December 18<sup>th</sup>**. The Market Rate RFP will seek an at risk master developer for the redevelopment of these parcels to bring much needed commercial/retail and amenities to the area as well as possible synergistic uses to satisfy the medical campus and broader neighborhood needs. The Market Rate RFP will utilize a two-part process similar to the Core Medical RFP but will have additional emphasis on the design, programming, and both revenue generating and job creation aspects.

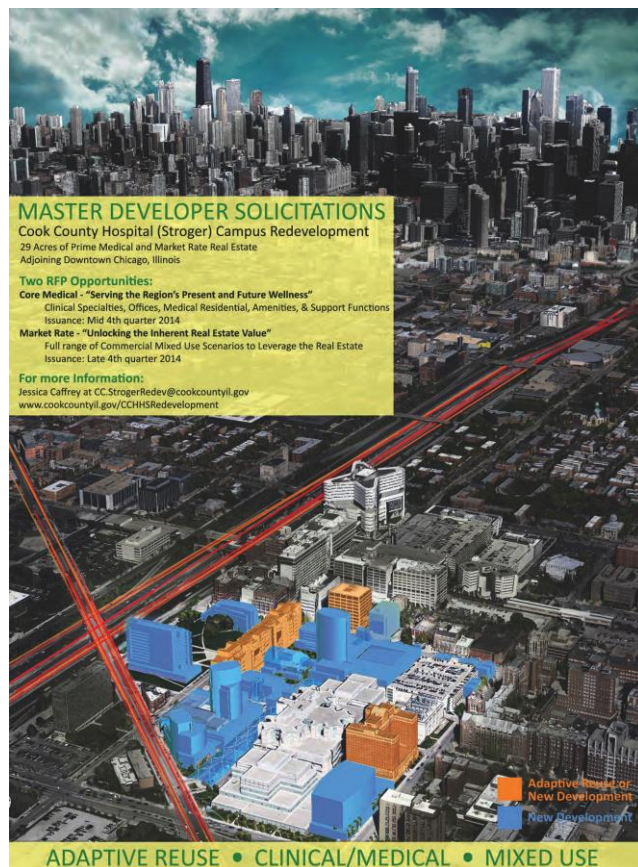


### **Developer Outreach and Informational**

The County with its Strategic Program / Development Manager, the Chicago Consultants Studio, Inc, (CCS) have been conducting ongoing developer outreach through informal developer / architect sessions as requested, and through public means, including advertising in Urban Land Magazine and County participation at the national ULI conference in October. On November 14<sup>th</sup>, 2014, the County conducted a public informational briefing on both RFP opportunities open to all interested developers, investors, architects and contractors. There was great turnout, indicative of the interest in the Cook County redevelopment efforts and the results from the outreach efforts.

### **Stakeholder and Local Elected Officials Outreach**

The County has also continued its outreach with area stakeholders and elected officials, with the intention of keeping them apprised of the County's progress with the project, highlighting the unique opportunities present on the campus, and fostering a collaborative spirit that may enable participation of the various stakeholders in the development. Additionally, the IMD and Cook County collaborated to hold a Stakeholder briefing on September 9<sup>th</sup> and a local elected officials meeting on September 19<sup>th</sup>.



### **Strategic Development Plan Deliverable B, C, D**

Building on the *Strategic Campus Development Framework* (Deliverable A), the CCS team has completed its next phase scope with the issuance of Deliverables B, C, and D (accessibly via links on the website [www.cookcountyll.gov/CCHHSRedevelopment](http://www.cookcountyll.gov/CCHHSRedevelopment).) These deliverables serve as a basis for and are embodied within the RFPs, providing insight and direction on a range of possible development programs and uses, and conceptual illustrations of that program.

#### **Deliverable B: CCHHS Core Medical Master Development Program**

Outlines the Baseline Scenario program, alternatives and possible phasing for the redevelopment of the Core Medical campus

#### **Deliverable C: Campus Commercial Enhancements Development Program**

Provides conceptual programs and scenarios that assess and test the range of development potential for the Market Rate parcels

#### **Deliverable D: Collaborative Public Environs Improvements Recommendations**

Summarizes a menu of ideas for district-wide public improvements including street and corridor improvements, campus/district marquee opportunities and neighborhood development linkages

Primary of these is the Eisenhower land bridge/CTA connector development. The County continues to pursue the concept of leveraging the CTA and IDOT Eisenhower / Blue line improvements into a signature “land bridge” development connecting the Cook County Hospital campus and IMD to the United Center, Malcolm X College and Near West side to the north. Currently, the County is pursuing funding for a feasibility study to better understand the physical alternatives, development potentials, and associated costs.

### **Old Cook County Hospital Building Charrette**

An “ideas” Charrette was held for the Old Cook County Hospital on September 23<sup>rd</sup> to engage the community, stakeholders and number of civic groups in the dialogue focused on unlocking the inherent value of the old cook county hospital structure and surrounding area. Five teams from four civic groups including Chicago Central Area Committee, Lambda Alpha, Landmarks Illinois and Metropolitan Planning Council all submitted proposals and made presentation on October 7<sup>th</sup> at the Chicago Architecture Foundation. The submittals highlighted a number of key issues:

- The old Cook County Hospital building has value through a repurposing/reuse in some form possibly integrating it into a broader project encompassing the adjoining real estate
- The reconfiguration and insertion of market rate development in some form in the current Pasteur Park supports the notion that there is value to be realized in the creative and strategic deployment of that real estate asset
- The opportunity to be bold, as many of the teams suggested, is encouraged, and reinforces the future potential of the overall IMD and meets the County's challenge to "community-build"
- The County desires to be "developer friendly" by encouraging creative and strategic approaches (flexible rather than formulaic application of certain requirements where possible) to provide developers/investors with the opportunity to maximize both value and community-building potential
- Linkages with the area context, especially the land bridge connection to the north are critical and enhance value
- There is potential market demand for a wide range of program and land uses that support and enhance the area – including hotel, residential, entertainment, retail/dining, health and wellness, office, and infrastructure.

The Charrette was highly successful toward raising awareness of the project and potential, offering creative possibilities for the Old Cook County Hospital structure and surrounding land, and enabling further community and stakeholder engagement. The results of the Charrette will be included in the Market Rate RFP to give developers a head start into the realm of possibilities and community desires.